

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

304/952-960 MOUNT ALEXANDER ROAD ESSENDON VIC 3040

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$360,000

&

\$393,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$655,000

Property type

Unit

Suburb

Essendon

Period-from

01 Mar 2021

to

28 Feb 2022

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

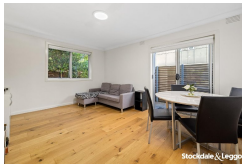
Date of sale

3/5 PARK STREET MOONEE PONDS VIC 3039	\$371,000	24-Nov-21
216/24 LEAKE STREET ESSENDON VIC 3040	\$370,000	06-Nov-21
218/24 LEAKE STREET ESSENDON VIC 3040	\$360,000	09-Dec-21

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 17 March 2022



3/5 PARK STREET MOONEE PONDS VIC 3039

1 1 1

Sold Price **\$371,000** Sold Date **24-Nov-21**

Distance **0.98km**



216/24 LEAKE STREET ESSENDON VIC 3040

1 1 1

Sold Price ^{RS} **\$370,000** Sold Date **06-Nov-21**

Distance **1.08km**



218/24 LEAKE STREET ESSENDON VIC 3040

1 1 1

Sold Price ^{RS} **\$360,000** Sold Date **09-Dec-21**

Distance **1.08km**

RS = Recent sale

UN = Undisclosed Sale

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